



## Country home with olive grove, fruit trees and small independent annex



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 993,116.02

### Location

Country:	Italy
State/Region/Province:	Tuscany
Posted:	Mar 20, 2021

### Description:

This Tuscan country home is set in just over 4 hectares of land containing an olive grove, fruit trees and woods. It is just 10 minutes to the sea and a short distance from the villages of Casale Marittimo and Guardistallo. Olive oil is already produced from the olive trees and there would be the possibility of creating a small agritourism if you wanted to.

The farmhouse is on two levels totaling 220 sq. m. and consists of: large porch, entrance - dining area, living room, kitchen, pantry, corridor, bedroom and bathroom on the ground floor, while on the first floor, we find 4 bedrooms, corridor and 2 bathrooms.

In the grounds there is a recently constructed annex (approx. 45 sq.m.) used as a guesthouse, composed of living room with kitchenette, bedroom and bathroom, with a loggia, gazebo and barbecue area. There is also a shed used for tools and an area which could be used either as a tennis court or for 5-a-side football. In the vicinity there is a changing room and bathroom with shower.

The farmhouse is surrounded by cypresses, olives and various other trees, as well as orchards, uncultivated arable land and woodland for a total of 4.3 hectares.

The property is served by electricity, aqueduct, along with a well able to provide water even in the driest



of seasons.

The property would be ideal either as a first home or a rental property.

The property is accessed via a 400 m. gravel road, which is just 1.9 km from the nearest village, Borgo di Guardistallo where staple provisions can be found.

## Features, details and amenities

- \* olive grove
- \* orchards
- \* woodlands
- \* guesthouse

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- \* guesthouse

- \* orchards

- \* woodlands

## Common

Bedrooms:	5
Bathrooms:	3

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX1.348.584

